

**TYPE 1 ZONING MAP AMENDMENT: NARRATIVE AND PLANS**

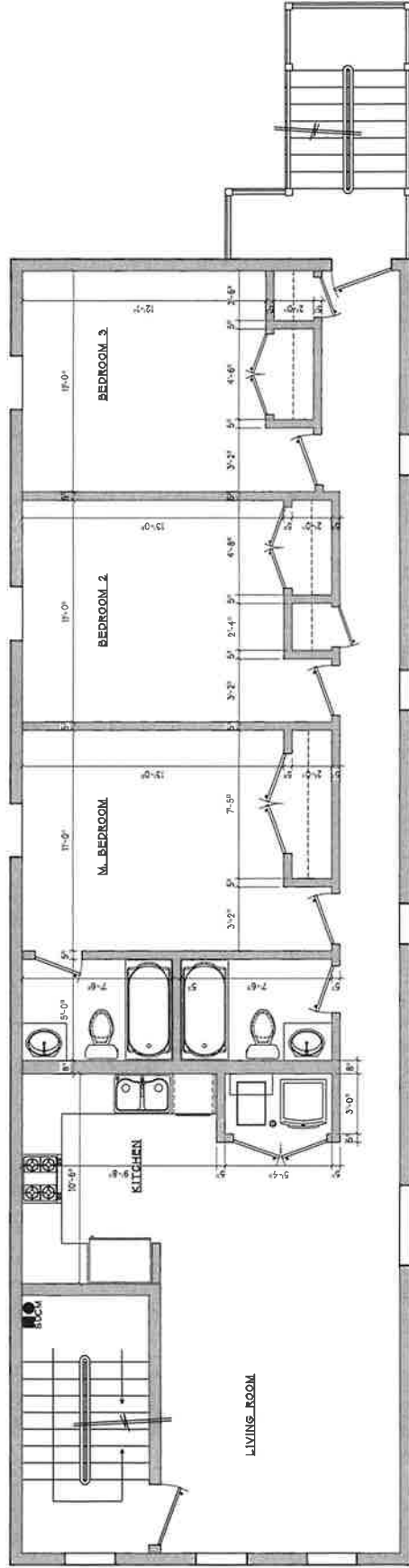
**2934 West Irving Park Road, Chicago, IL 60618**

This is a Type 1 Zoning Map Amendment to modify the current B3-1 Commercial Shopping District, to meet the bulk and density standards within the B2-3 zoning; to allow a new 3-story, 3 dwelling unit residential building

FAR	1.33 FAR for Lot area 2,925
BUILDING AREA	3,900 SF
DENSITY (MLA) per	975 SF/Dwelling Unit
BUILDING HEIGHT	33'0"
FRONT SETBACK	10'
REAR SETBACK	42'
EAST SETBACK	2'
WEST SETBACK	3'
PARKING	Three Paved Parking spaces

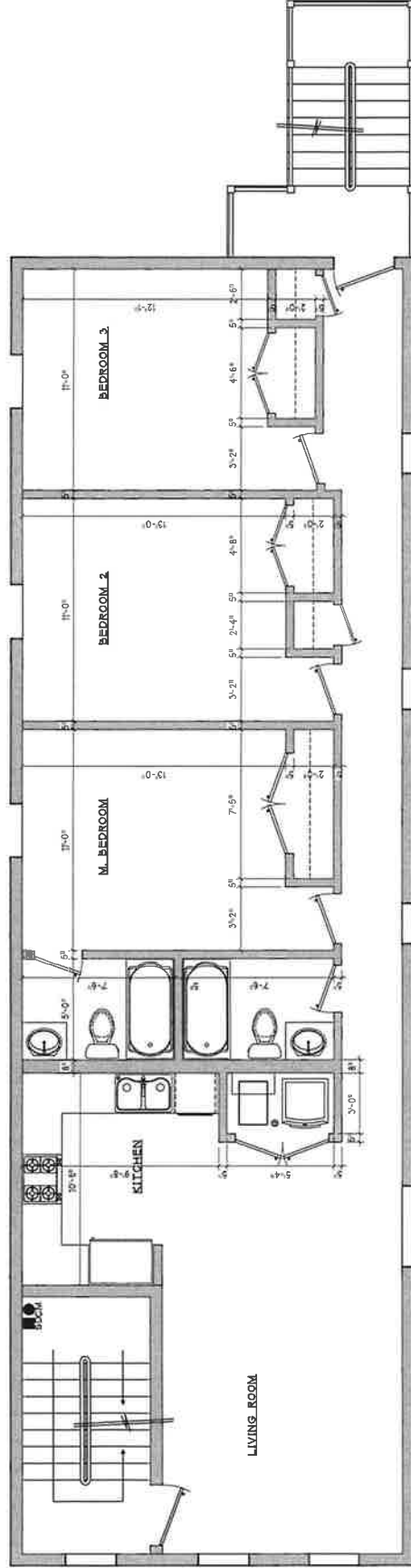


**2934 W. IRVING PARK RD.**



**A GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

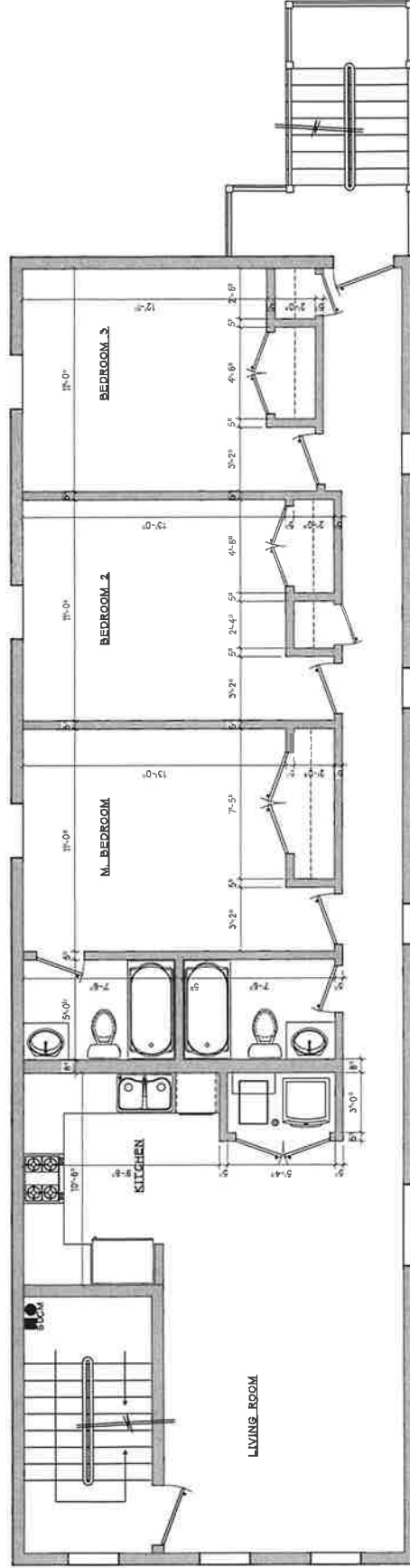
2934 W. IRVING PARK RD.



**B** SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

2934 W. IRVING PARK RD.

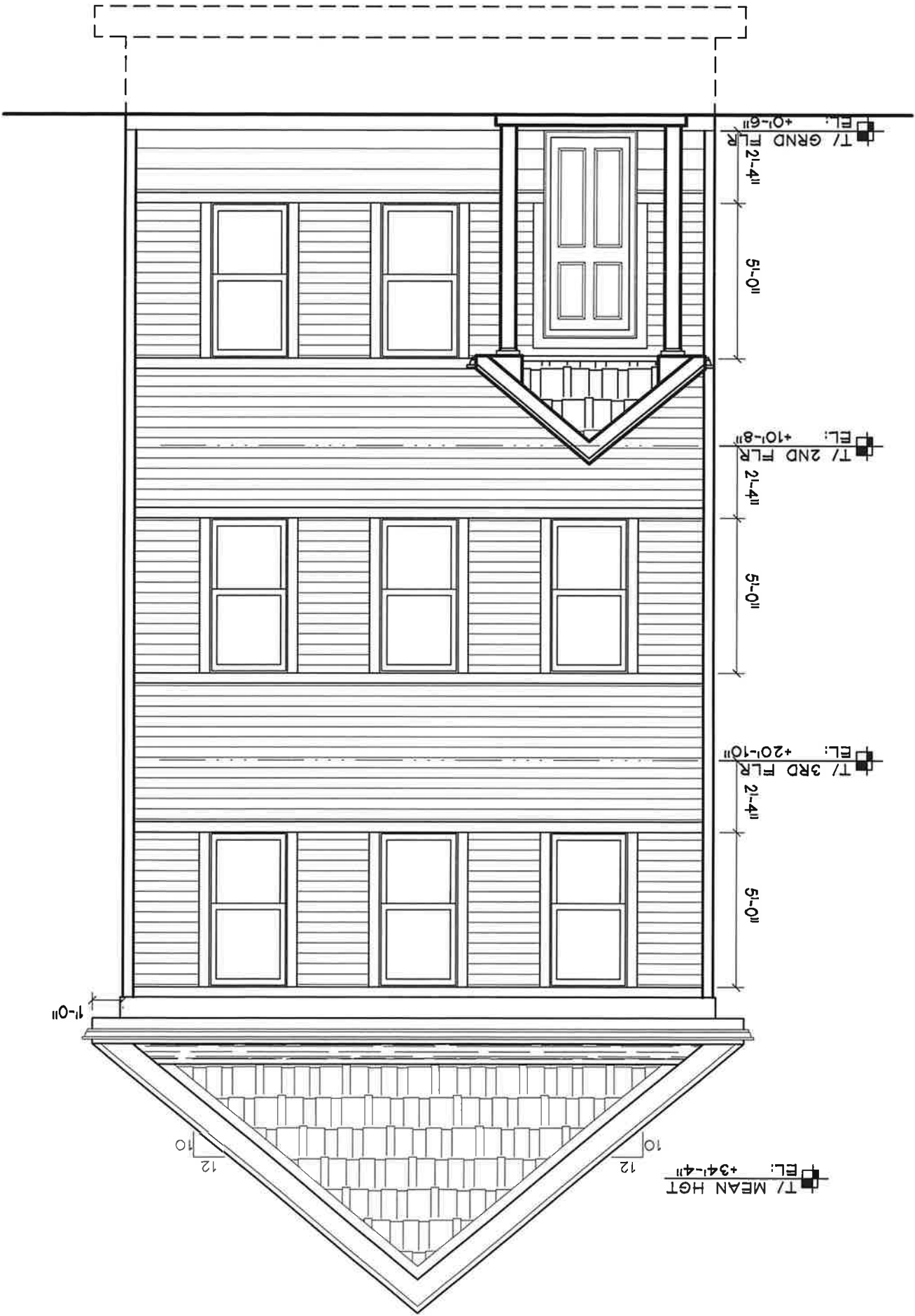


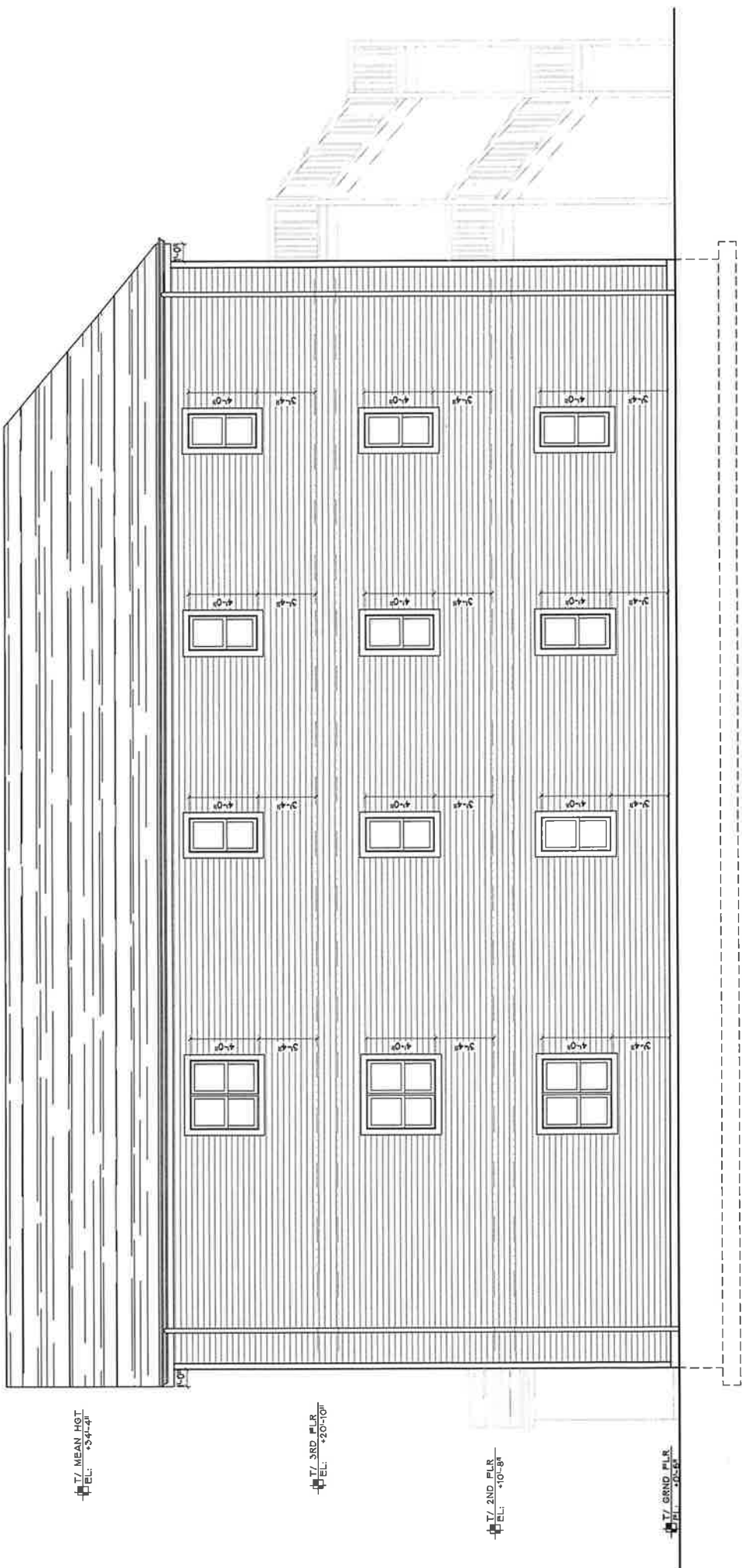
C THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

FRONT ELEVATION

SCALE: 1/4" = 1'-0"





T/ MEAN HGT  
EL: +39'-4"

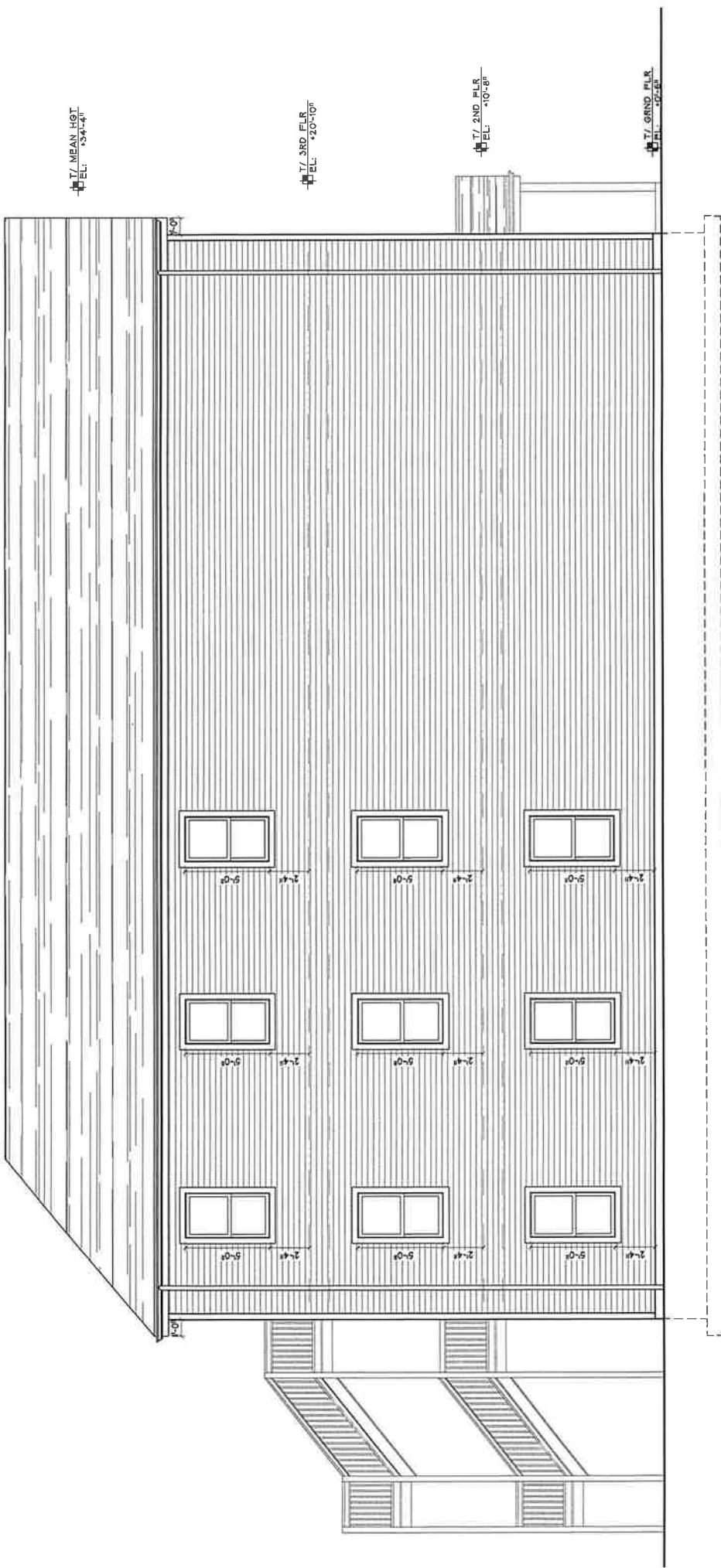
T/ 3RD FLR  
EL: +20'-10"

T/ 2ND FLR  
EL: +10'-8"

T/ GRND FLR  
EL: +0'-0"

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1<sup>ST</sup> MEAN HGT  
EL: 15'-4"

2<sup>ND</sup> FLR  
EL: 20'-10"

3<sup>RD</sup> FLR  
EL: 25'-8"

6<sup>TH</sup> FLR  
EL: 42'-4"

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"